

## PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	<b>Engineering Plus - PA\24\0182</b>
PROPERTY ADDRESS:	<b>13 Dyball Street HADSPEN (CT: 79371/21)</b>
DEVELOPMENT:	<b>Residential outbuilding (garage) - setback.</b>

The application can be inspected until **Tuesday, 26 March 2024**, at [www.meander.tas.gov.au](http://www.meander.tas.gov.au) or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to [planning@mvc.tas.gov.au](mailto:planning@mvc.tas.gov.au). Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 9 March 2024.

Jonathan Harmey  
**GENERAL MANAGER**

# APPLICATION FORM

## PLANNING

### Land Use Planning and Approvals Act 1993



Meander Valley Council

WORKING TOGETHER

- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

#### OFFICE USE ONLY

Property No:	12760	Assessment No:	20	-	0900	-	0180
DA\		PA\					

- Is your application the result of an illegal building work? ☐ Yes ☒ No Indicate by ✓ box
- Is a new vehicle access or crossover required? ☐ Yes ☒ No

#### PROPERTY DETAILS:

Address:	13 Dyball Street	Certificate of Title:	79391
Suburb:	Hadspen	7290	Lot No: 21
Land area:	809m <sup>2</sup>	m <sup>2</sup> / ha	
Present use of land/building:	Residential	(vacant, residential, rural, industrial, commercial or forestry)	
Does the application involve Crown Land or Private access via a Crown Access Licence:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Heritage Listed Property:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

#### DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- |                                                   |                                        |                                      |
|---------------------------------------------------|----------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Forestry                 | <input type="checkbox"/> Demolition    |                                      |
| <input type="checkbox"/> Other                    |                                        |                                      |

Total cost of development (inclusive of GST): \$ 40,000 Includes total cost of building work, landscaping, road works and infrastructure

Description of work: Proposed Shed & drainage

Use of building: Storage/Garage (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: 72 m<sup>2</sup> New building height: 4.5 m

Materials: External walls: Colorbond Colour: Roof cladding: Colorbond Colour:

## SEARCH OF TORRENS TITLE

VOLUME 79371	FOLIO 21
EDITION 5	DATE OF ISSUE 08-Sep-2015

SEARCH DATE : 31-Jan-2024

SEARCH TIME : 09.49 AM

DESCRIPTION OF LAND

Town of HADSPEN

Lot 21 on Diagram 79371 (formerly being 361-4D)

Derivation : Part of Lot 5 Sec. E. - Gtd. to L. Hyams.

Prior CT 2806/100

SCHEDULE 1

M256894 TRANSFER to BELINDA JANE GARDNER and MATHEW JOHN  
GARDNER Registered 26-Nov-2009 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E20649 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 08-Sep-2015 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Search Date: 31 Jan 2024      Search Time: 09:50 AM      Volume Number: 79371      Revision Number: 01      Page 1 of 1

Department of Natural Resources and Environment Tasmania      **[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)**

## DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN
A02	ELEVATIONS
A03	SHADOW PLANS

## PROPOSED SHED

M. & B. GARDNER  
13 DYBALL STREET  
HADSPEN

MEANDER VALLEY COUNCIL

## PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
BUILDING CLASS:	CLASS 10
LAND TITLE REFERENCE NUMBER:	79371/21
DESIGN WIND SPEED:	ASSUMED 'N3'
SOIL CLASSIFICATION:	TBC
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

DEVELOPMENT AREA	
Name	Area
EXISTING DWELLING	215.70 m <sup>2</sup>
EXISTING SHED	24.16 m <sup>2</sup>
PROPOSED SHED	72.00 m <sup>2</sup>
311.86 m <sup>2</sup>	

## ISSUED FOR APPROVAL





**SITE PLAN**  
SCALE 1:200

B	COUNCIL RFI	04.03.24	O.J
A	ISSUED FOR APPROVAL	08.02.24	O.J

Date Drawn: 08.02.24  
Drawn: O. Jones  
Checked: A. Taylor  
Approved: J. Pfeiffer  
Scale: As Shown @ A3  
Accredited Building Designer  
Designer Name: J. Pfeiffer  
Accreditation No: CC7211T

Client: **M. & B. GARDNER**  
Project: **PROPOSED SHED**  
Address: **13 DYBALL STREET,  
HADSPEN**  
Office: 6331 7021  
info@engineeringplus.com.au  
**ENGINEERING PLUS**  
Drawing No: **11624** A01 / A03  
Rev **B**

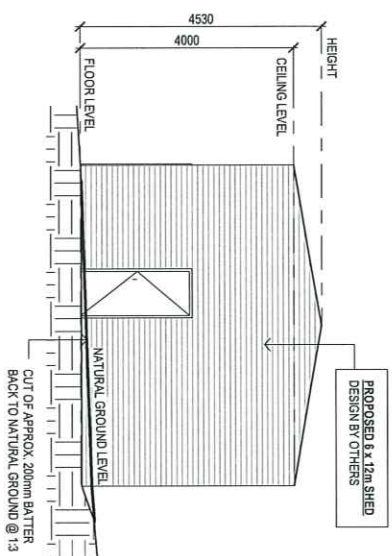
**ISSUED FOR APPROVAL**

Copyright ©

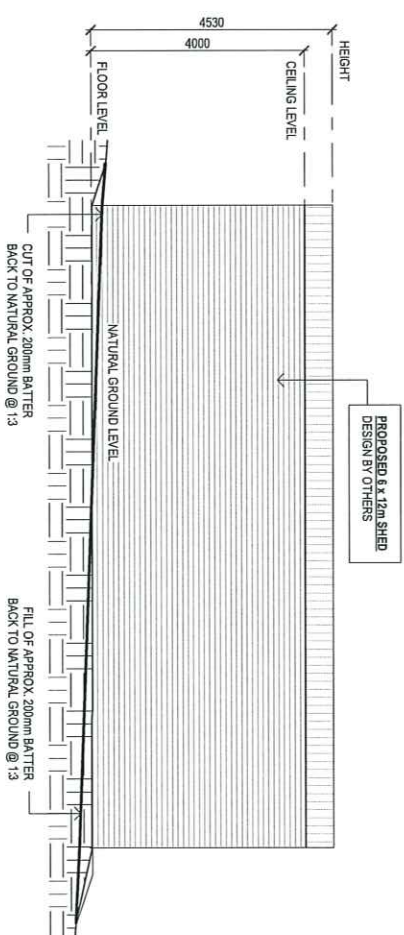
LEGEND	
	SEWER
	WATER
	STORMWATER

**DRAINAGE**  
ALL DRAINAGE WORK SHOWN IS PROVISIONAL, ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

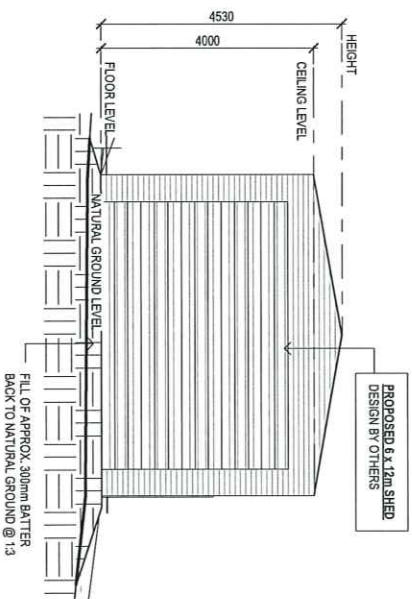
**NOTE**  
STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500



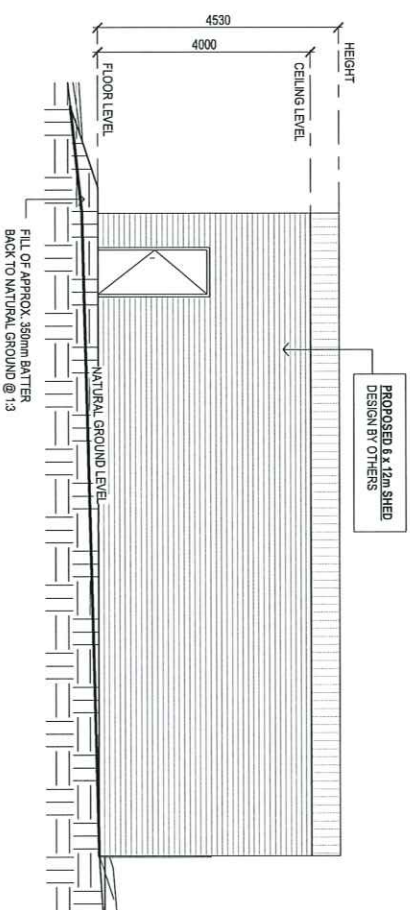
**EAST ELEVATION**  
SCALE 1 : 100



**NORTH ELEVATION**  
SCALE 1 : 100



**WEST ELEVATION**  
SCALE 1 : 100



**SOUTH ELEVATION**  
SCALE 1 : 100

**ISSUED FOR APPROVAL**

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Client: **M. & B. GARDNER**

Project: **PROPOSED SHED**  
Address: **13 DYBALL STREET,**

**HADSPEN**

Office: 6331 7021  
info@engineerplus.com.au

**ENGINEERING**  
PLUS

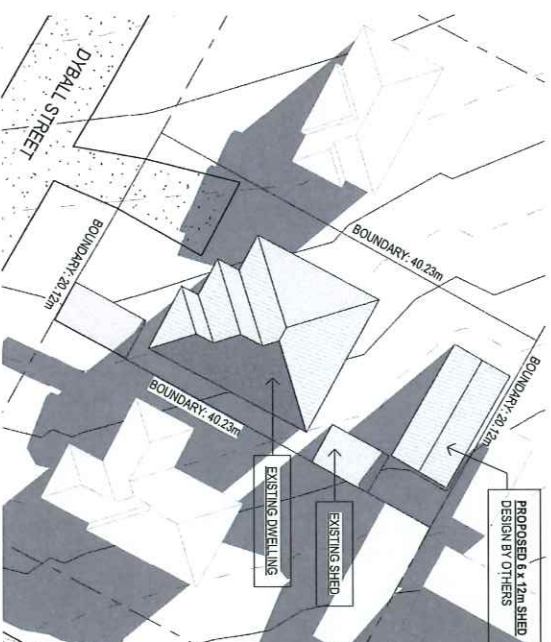
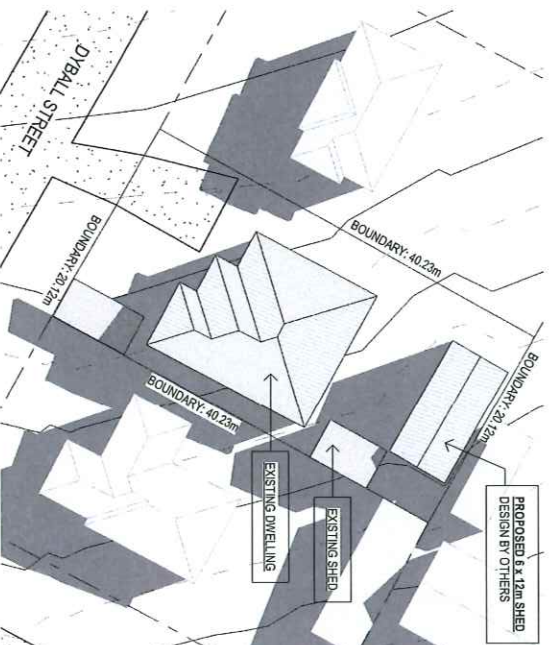
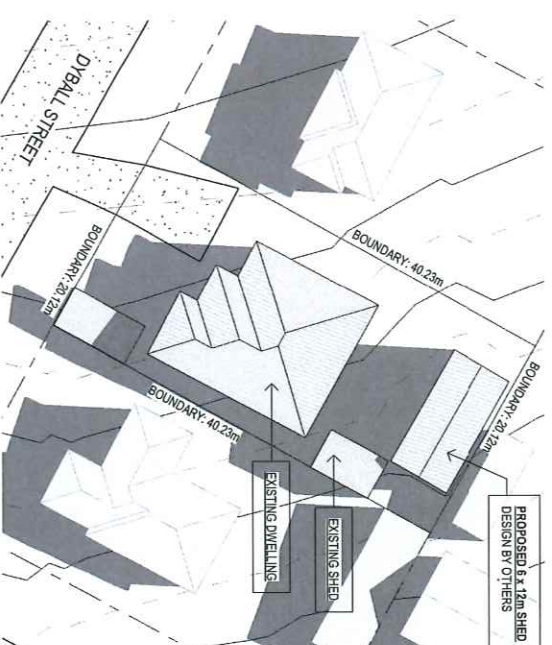
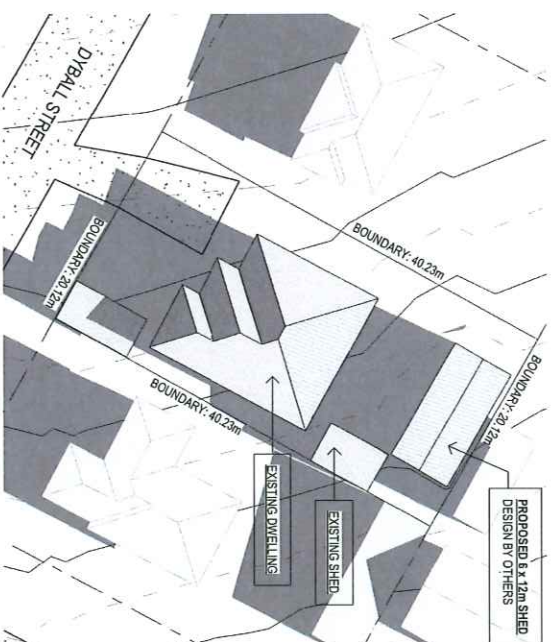
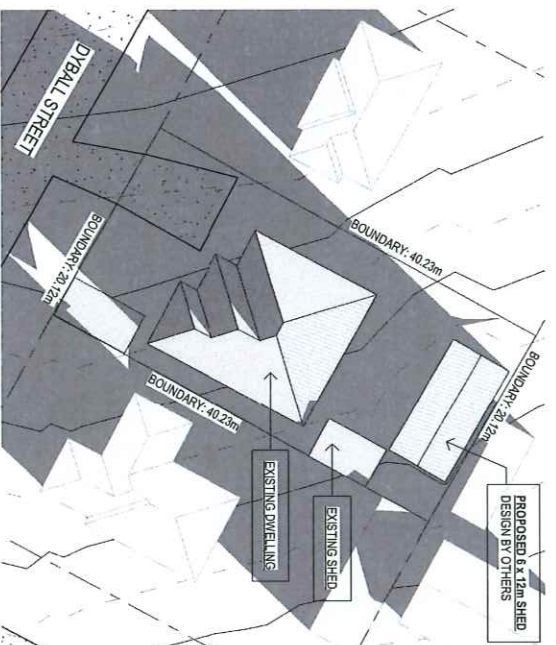
Drawing No: **11624**

Rev **A02 / A03**

Rev **B**

<b>B</b>	<b>COUNCIL RFI</b>	<b>04.03.24 O.J</b>	Date Drawn: 08.02.24
<b>A</b>	<b>ISSUED FOR APPROVAL</b>	<b>08.02.24 O.J</b>	Drawn: O. Jones
			Checked: A. Taylor
			Approved: J. Pfeiffer
			Scale: As Shown @ A3
			Accredited Building Designer
			Designer Name: J. Pfeiffer
			Accreditation No: CC7211T





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Client: M. & B. GARDNER

Project: PROPOSED SHED

Address: 13 DYBALL STREET,

HADSPEN

Office: 6331 7021

info@engineeringplus.com.au

**ENGINEERING**  
PLUS  
CIVIL & STRUCTURAL ENGINEERING

Accredited Building Designer

Designer Name: J. Pfeiffer

Accreditation No.: CC7211T


Drawing No:

11624 A03 / A03

Rev B

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Checked:	A. Taylor	
Approved:	J. Pfeiffer	
Scale:	As Shown @ A3	



Purchaser Name: Belinda Gardner		<div><div>LAYOUT</div><div>Not to Scale</div><div>@ Copyright Steak 'n' Fry Ltd</div></div>
Site Address: 13 Dyball St Hadsden TAS 7290 Australia		
Drawing # TLA240005 - 3	Print Date: 04/03/24	
Seller: The Steel Company Laureston Head Office Pty Ltd air Heald Family Trust Phone: 03 9002 4272 Fax: Email: laurston@thesteelcompany.com.au		<div><div>Apex Engineering Group PTY LTD</div><div>ACN 632 588 562</div><div>ME Aust (Registered NER Structural) 5276690</div><div>QLD : RPEQ No. 24223, TAS : 185770492, VIC : PED003948, N.T. : 30357/ES.</div><div>Practising Professional Structural &amp; Civil Engineers</div></div>
Signature: 		<div><div>John Ronaldson</div><div>Date: 04/03/24</div></div>

